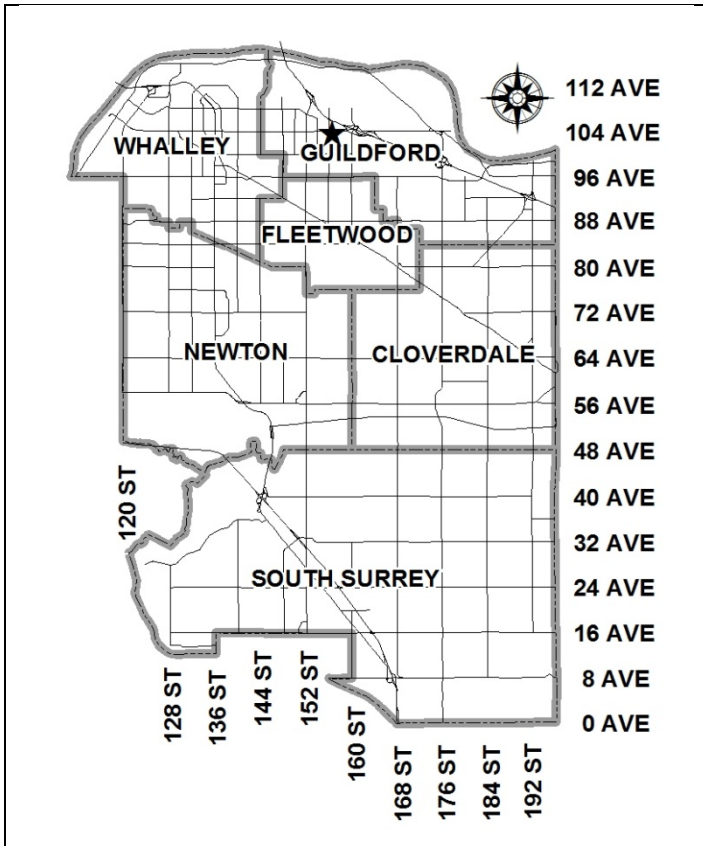


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0276-00

Planning Report Date: December 16, 2013

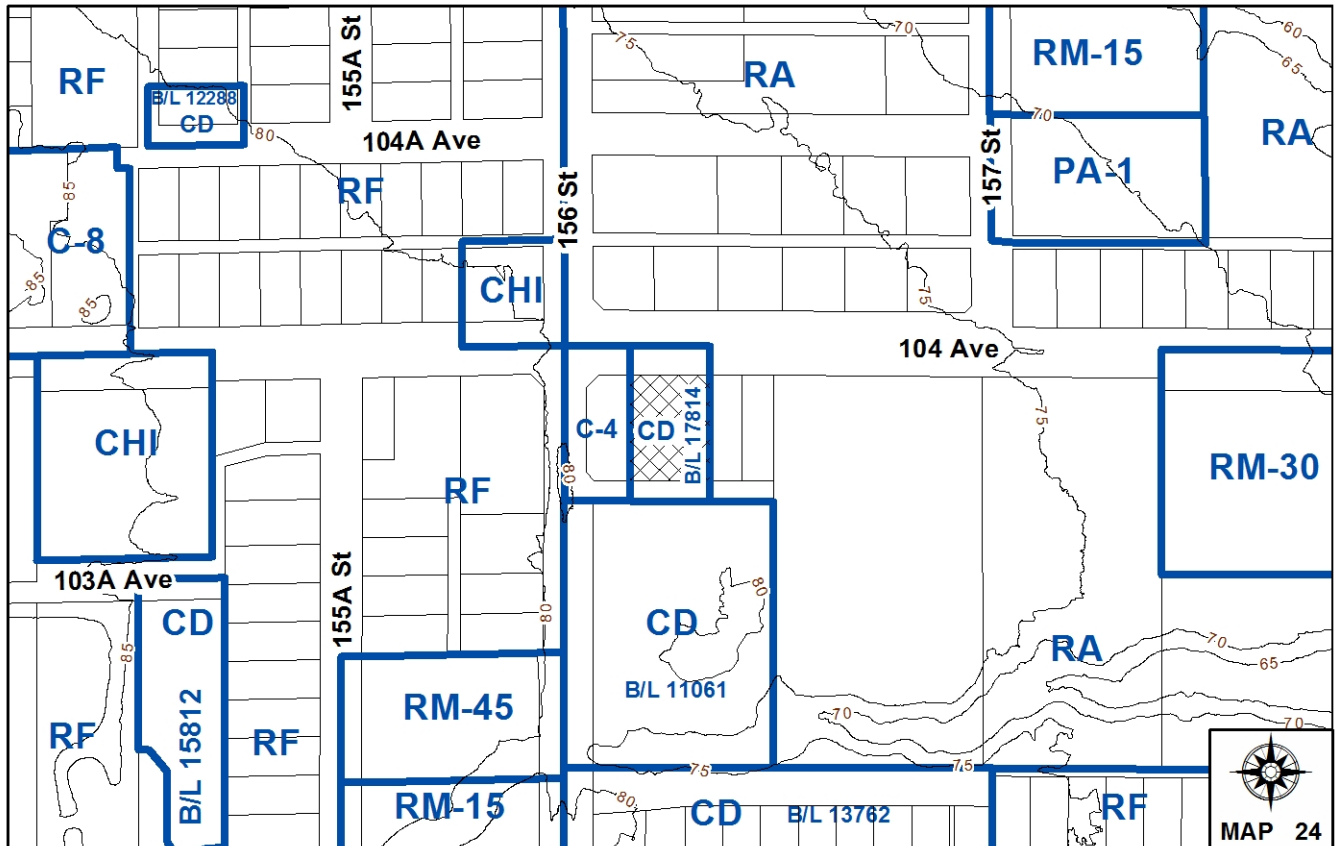


PROPOSAL:

- **Development Variance Permit**

in order to reduce the minimum number of visitor parking spaces from 6 to 4 for a recently approved, 4-storey apartment building.

LOCATION: 15622 - 104 Avenue
OWNER: Streetside Developments (BC) Ltd.
ZONING: CD (By-law No. 17814)
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Approval to reduce indoor amenity space.
- Approval to reduce outdoor amenity space.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application proposes to reduce the number of required visitor parking spaces from 6 to 4, to a standard based on 0.13 visitor parking spaces per unit.

RATIONALE OF RECOMMENDATION

- The rezoning and Development Permit for a 4-storey building were approved for this site on November 12, 2013 (under Development Application No. 7912-0071-00). The current applicant, a new owner, subsequently modified the building by increasing the number of dwelling units from 27 to 29.
- Only minor adjustments to the exterior of the building are required, which can be addressed by staff. Council's support of the reduction in indoor and outdoor amenity spaces and visitor parking is required.
- The proposed density and building form are appropriate for this part of Guildford and will support City efforts to increase density along transit corridors. The increased density can help support transit ridership by locating increased population within walking distance to transit.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	Vacant single family lots, which are presently under application for a retail commercial shopping centre (Development Application No. 7913-0189-00).	Urban	RA
East:	Single family home.	Urban	RA
South (Across 103A Ave.):	Townhouse development.	Multiple Residential	CD (By-law No. 11061)
West:	Convenience store with caretaker suite.	Urban	C-4

DEVELOPMENT CONSIDERATIONSBackground

- The subject 0.15-hectare (0.37-acre) site is located close to the southeast corner of 156 Street and 104 Avenue in Guildford.
- On November 12, 2013, Council approved an Official Community Plan (OCP) amendment that redesignated the subject site from Urban to Multiple Residential; an OCP Text Amendment to increase the allowable floor area ratio (FAR) to a maximum of 2.0 for the subject site; a rezoning of the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (By-law No. 17814) based on the RM-70 Zone and a Development Permit (No. 7912-0071-00), to permit the development of a 4-storey, 27-unit apartment building (Application No. 7912-0071-00).
- Under Development Application No. 7912-0071-00, a total of 40 parking spaces were provided which comprised of 35 resident parking spaces and 5 visitor parking spaces.
- Under the parking requirements of Zoning By-law No. 12000, 40 resident parking spaces would have been required to be provided on-site. However, under the provisions of CD By-law No. 17814, a total of 35 resident parking spaces were required.
- The reduction in the provision of on-site resident parking spaces was deemed to be supportable as the site is located along a transportation corridor where expanded transit opportunities are expected. It is expected that future residents will be less reliant on their automobiles as transit service becomes more readily available and practical along this route. No variances were proposed for the visitor parking requirements.

Current Application

- Prior to the approval of Development Application No. 7913-0276-00, a new owner purchased the property.
- After reviewing the economic viability of the project, the new owner proposes to incorporate 2 additional dwelling units to the building on the fourth floor, increasing the number of units from 27 to 29. The developer is able to accommodate this by decreasing the size of the 4 dwelling units previously proposed on the fourth floor.
- As part of the proposed changes, the fourth storey units will now range in size from approximately 81 sq. m. (874 sq. ft.) to 88 sq. m. (949 sq. ft.) in size. Previously these units were very large and ranged in size from approximately 125 sq. m. (1,348 sq. ft.) to 129 sq. m. (1,386 sq. ft.) in size.
- The gross floor area of the project will increase slightly from 2,745 sq. m. (29,547 sq. ft.) to 2,756 sq. m. (29,665 sq. ft.), and the net floor area ratio (FAR) will increase from 1.84 to 1.85. The revised FAR can be accommodated within the regulations of CD By-law No. 17814, which regulates the subject site.
- As part of the proposed internal changes, minor changes are proposed to the building's fourth storey exterior (e.g. windows and door locations, decks with glazing etc.). The minor revisions to the building exterior can be handled administratively.
- Although CD By-law No. 17814 identifies the number of resident parking spaces that must be provided, 35, CD By-law No. 17814 does not identify a specific number of visitor parking spaces to be provided, but requires that the visitor parking meets the parking standards identified in Part 5 of Zoning By-law No. 12000.
- Zoning By-law No. 12000 requires a minimum of 6 visitor parking spaces be provided for the 29 units that are proposed.
- However, given the design constraints of the underground parking garage, as well as economic considerations, limited opportunities are available to provide additional visitor parking in the underground parking structure to accommodate two additional visitor parking spaces.
- As a result, the developer has submitted a Development Variance Permit application requesting that the number of required visitor parking spaces be reduced from 6 to 4 spaces.
- Although the applicant is proposing to reduce the number of visitor parking spaces provided on-site, opportunities for visitors to use parking on 103A Avenue is available.
- Under Development Application No. 7912-0071-00, the applicant is responsible for the dedication and construction of an additional 5.0 metres (16 ft.) of road along the southern boundary for a total of 12.0 metres (39 ft.). Three parking stalls within a parking pocket will be provided within the upgraded 103A Avenue road right-of-way directly adjacent the site's south property line (north portion of the road right-of-way). While these spaces are not reserved for use by residents and visitors of the apartment building, they will allow for additional on-street parking opportunities for visitors.

- It is also noted that Zoning By-law No. 12000 allows for a 20% reduction of parking standards within the City Centre plan area, which reduces the visitor parking requirement from 0.20 to 0.16 parking space per dwelling unit. While the subject property is outside of City Centre, the principal is similar in that the reduction is being granted based on the availability of increased transportation opportunities in the area. As noted 104 Avenue presently provides increased opportunities for transportation. These opportunities are expected to be expanded in the future, which further supports the proposed reduction.
- Under the revised proposal a total of 40 parking spaces are proposed, which are comprised of 36 resident parking spaces and 4 visitor parking spaces, whereas the approved apartment building provides 35 resident parking spaces and 5 visitor parking spaces. The additional resident parking space results from reconfiguring the layout of the underground parking structure and is partially responsible for the reduction in the number of visitor parking spaces that are proposed.
- It should also be noted that, through a number of design changes within the underground parking, the applicant was able to create 2 pairs of tandem parking spaces that can be used by residents (4 spaces in total).
- Tandem parking spaces are usually not supported and the “locked-in” spaces are not included in parking counts as these types of parking spaces can only be accessed by the resident of only one unit and would not be accessed by residents of other units.
- To ensure clarity, and to ensure that the two pairs of tandem parking spaces are each tied to one residential unit, the applicant will be required to enter into a Restrictive Covenant requiring that each of the two pairs of tandem parking spaces be owned by the same owner.
- As a result, a total of 38 resident parking spaces will be provided, although for the purpose of fulfilling the requirements of CD By-law No. 12000, the 2 “locked-in” tandem parking spaces are excluded. These spaces are considered supplemental to the required resident parking.
- Thus the functional total of resident parking spaces will be 38 for the development; however for By-law purposes the development proposes 36 parking spaces.
- The proposed parking and parking management strategy has been reviewed by the Engineering Department and found acceptable.

Indoor and Outdoor Amenity Spaces

- Under the previously approved project, the applicant provided 36 square metres (388 sq. ft.) of indoor amenity space, which was 45 square metres (484 sq. ft.) less than the CD Zone (By-law No. 17814) requirement for indoor amenity space of 81 square metres (872 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.
- The owner provided compensation for this shortfall in indoor amenity space in accordance with Council Policy, prior to the final adoption of CD By-law No. 17814.
- Under the previously approved project, the applicant provided 81 square metres (872 sq. ft.) of outdoor amenity space which was in accordance with the CD By-law No. 17814 requirement

for indoor amenity space of 81 square metres (872 sq. ft.), based on the standard 3 square metres (32 sq.ft.) per dwelling unit.

- However, each new unit proposed must now provide additional indoor amenity space at a rate of 3 square metres (32 sq.ft.) per dwelling unit and additional outdoor amenity space at a rate of 3 square metres (32 sq.ft.) per dwelling unit.
- With the addition of 2 residential units, the total amount of indoor amenity space required rises to 87 sq. m. (936 sq. ft.) and the total amount of outdoor amenity space rises to 87 sq. m. (936 sq. ft.).
- As the applicant is not proposing to add more indoor or outdoor amenity spaces as part of the redesign and reconfiguration of the project, the applicant will be required to compensate for the deficiency in indoor and outdoor amenity spaces generated by the addition of two units in accordance with City Policy.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 5 Off-Street Parking and Loading/Unloading of Zoning By-law No. 12000 to reduce the minimum number of required visitor parking spaces from 6 to 4.

Applicant's Reasons:

- Due to the site constraints, most of which resulted from the dedication of approximately 21% of the gross site area for the widening of 104 Avenue and the existing lane, there is insufficient space to increase the underground parking in a financially viable manner.
- As the site is located on a major arterial road (104 Avenue) with good access to public transit, the small reduction in the number of visitor parking spaces will not negatively impact the development.

Staff Comments:

- Zoning By-law No. 12000 requires a minimum of 6 visitor parking spaces be provided (based on a rate of 0.20 parking spaces per unit), whereas the proposal will allow for a minimum of 4 visitor parking spaces (based on a rate of 0.13 parking space per dwelling unit).
- The proposed reduction in the number of visitor parking spaces is supportable as the subject site is located along a transportation corridor where expanded transit opportunities are expected. It is expected that future residents of, and visitors to, the proposed residential building, will be less reliant on their automobiles as transit service becomes more readily available and practical along this route.

- Some additional on-street parking, that will be accessible to visitors of the building, will become available along 103A Avenue with the upgrading of the existing road that will take place as part of the construction of the proposed project.
- As a result, staff can support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit No. 7913-0276-00

INFORMATION AVAILABLE ON FILE

- Partial Set of Architectural Plans prepared by Doug R. Johnson Architect Ltd., dated December 4, 2013.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SML/da

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DRV 12/12/13 10:26 AM

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0276-00

Issued To: STREETSIDE DEVELOPMENTS (BC) LTD.

("the Owner")

Address of Owner: #310, 5620 - 152 Street
Surrey, BC V3S 3K2

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 000-592-421

West Half Block 1 Except Firstly: West 33 Feet Secondly; Parcel C (Explanatory Plan 9801) Thirdly; Parcel A (Reference Plan 10960) Fourthly; Parcel B (Explanatory Plan 14814) Fifthly; Part Dedicated Road on Plan LMP42555 Sixthly: Part in Plan BCP5565 Section 27 Block 5 North Range 1 West New Westminster District Plan 1057

15622 - 104 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Part 5 Off Street Parking and Loading/Unloading of the Zoning By-law is varied to reduce the number of required visitor parking spaces from 6 to 4.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7913-0276-00 (A) through to and including 7913-0276-00 (B) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

104 AVENUE

156 ST

DVP to reduce the number of required visitor parking spaces from 6 to 4.

- NOTE:
- PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
 - INSTALL HARD WIRED VIDEO SURVEILLANCE EQUIPMENT IN UNDERGROUND PARKING.



2 BICYCLE RACK
DP-3.11
N.T.S.

LOT - 15642

1 PARKADE FLOOR PLAN
DP-3.11
1/8"=1'-0"

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MARK	DATE	DESCRIPTION
1	13 MAR 2012	ISSUE FOR PERMITS
2	07 AUG 2012	DP-REVISIONS
3	20 NOV 2012	DP-REVISIONS
4	08 DEC 2012	DP-REVISIONS
5	14 DEC 2012	DP-REVISIONS
6	14 DEC 2012	DP-REVISIONS
7	14 DEC 2012	DP-REVISIONS

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4	08 DEC 2012	DP-REVISIONS
5	14 DEC 2012	DP-REVISIONS
6	14 DEC 2012	DP-REVISIONS
7	14 DEC 2012	DP-REVISIONS

PROJECT: RESIDENTIAL BUILDING DEVELOPMENT
15622 - 104 AVE SURREY, British Columbia
SHEET DESCRIPTION: PARKADE FLOOR

OWNER: STREETSIDE DEVELOPMENTS (BC) LTD

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217

SCALE:	PROJECT NO:
1/8"=1'-0"	
DATE:	SHEET:
01 NOV 2011	
DRAWN:	REVISIONS:
RS	DP-3

7913-0276-00(A)

104th AVENUE

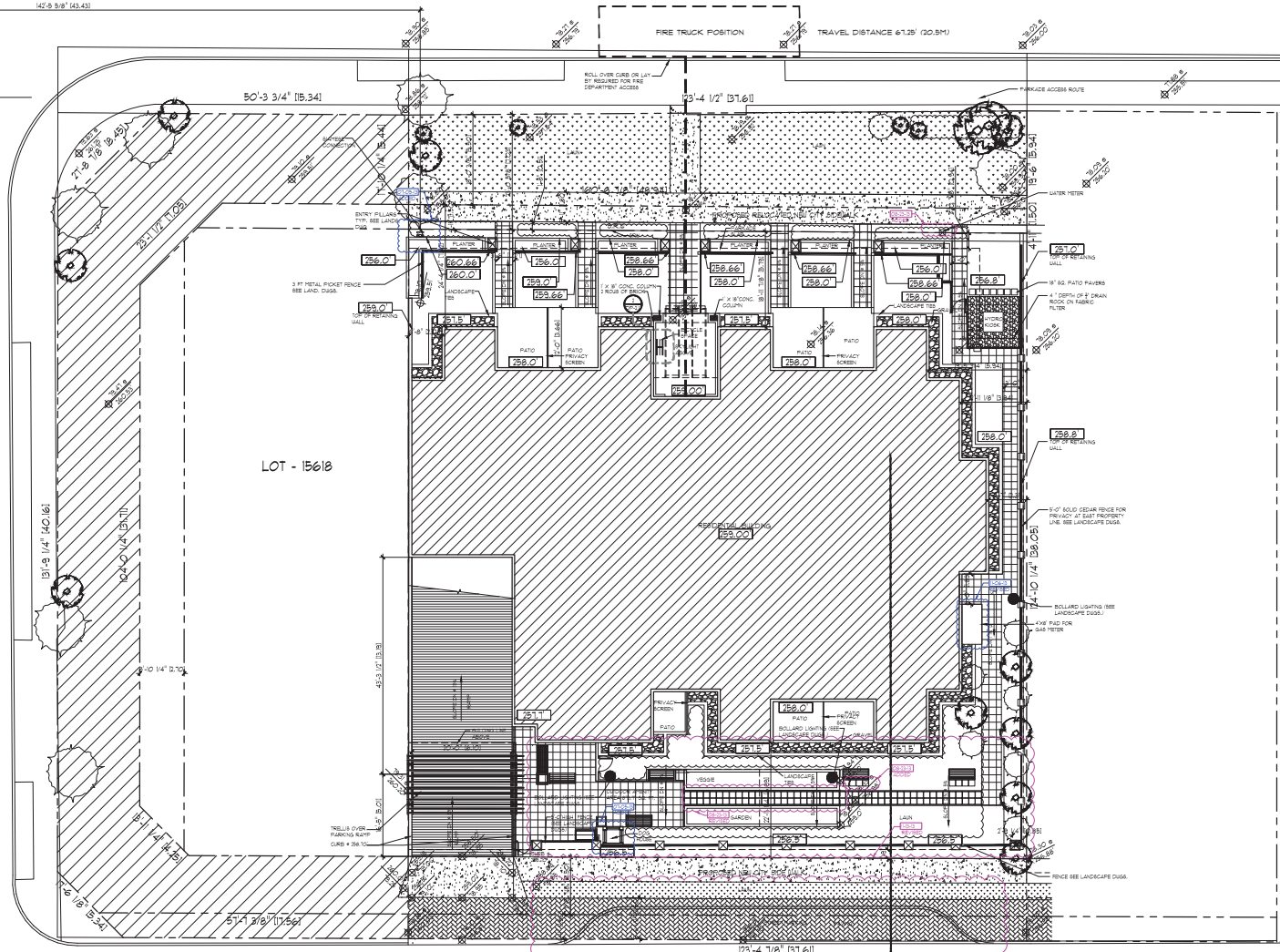
CENTER OF THE ROAD



2 BICYCLE RACK @ ENTRY
DP-2.11 NTS

EXIST. FH

156th STREET



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MARK	DATE	DESCRIPTION
1	13 MAR 2012	ISSUE FOR DP
2	01 AUG 2012	DP PRELIMINARIES
3	20 NOV 2012	DP PRELIMINARIES
4	08 DEC 2012	DP PRELIMINARIES
5	24 DEC 2012	DP PRELIMINARIES

PROJECT: RESIDENTIAL BUILDING DEVELOPMENT
15622 - 104 AVE SUDBURY, British Columbia
SHEET DESCRIPTION: SITE PLAN

OWNER: STREETSIDE DEVELOPMENTS (BC) LTD

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217

1 SITE PLAN
DP-2.11 3/32"=1'-0"



SCALE:	PROJECT NO.:
3/32"=1'-0"	
DATE:	SHEET:
01 NOV 2011	
DRAWN:	REVISIONS:
RS	DP-2.1
	7

7913-0276-00(B)